

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 3522 EAST MARTIN LUTHER KING, JR.**  
3 **BOULEVARD IN THE MLK NEIGHBORHOOD PLAN AREA FROM**  
4 **TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN**  
5 **(SF-6-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW**  
6 **DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-2-CO-NP)**  
7 **COMBINING DISTRICT.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from townhouse and condominium residence-neighborhood plan  
13 (SF-6-NP) combining district to multifamily residence low density-conditional overlay-  
14 neighborhood plan (MF-2-CO-NP) combining district on the property described in Zoning  
15 Case No. C14-2008-0243.SH, on file at the Neighborhood Planning and Zoning  
16 Department, as follows:

17  
18 Lot 1, Outlot 52-52, Division B, E. Roach Subdivision, a subdivision in the City of  
19 Austin, Travis County, Texas, according to the map or plat of record in Plat Book  
20 2, Page 1316, of the Plat Records of Travis County, Texas (the "Property"),

21  
22 locally known as 3522 East Martin Luther King, Jr. Boulevard, in the City of Austin,  
23 Travis County, Texas, and generally identified in the map attached as Exhibit "A".

24  
25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
26 Property may be developed and used in accordance with the regulations established for the  
27 (MF-2) base district, and other applicable requirements of the City Code.

28  
29 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance is subject to the following conditions:

31  
32 A. A site plan or building permit for the Property may not be approved,  
33 released, or issued, if the completed development or uses of the Property,  
34 considered cumulatively with all existing or previously authorized  
35 development and uses, generate traffic that exceeds 2,000 trips per day.

36  
37 B. Development of the Property may not exceed a density of 22 dwelling units.

**PART 4.** The Property is subject to Ordinance No. 021107-Z-12c that established the MLK neighborhood plan combining district.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2009.

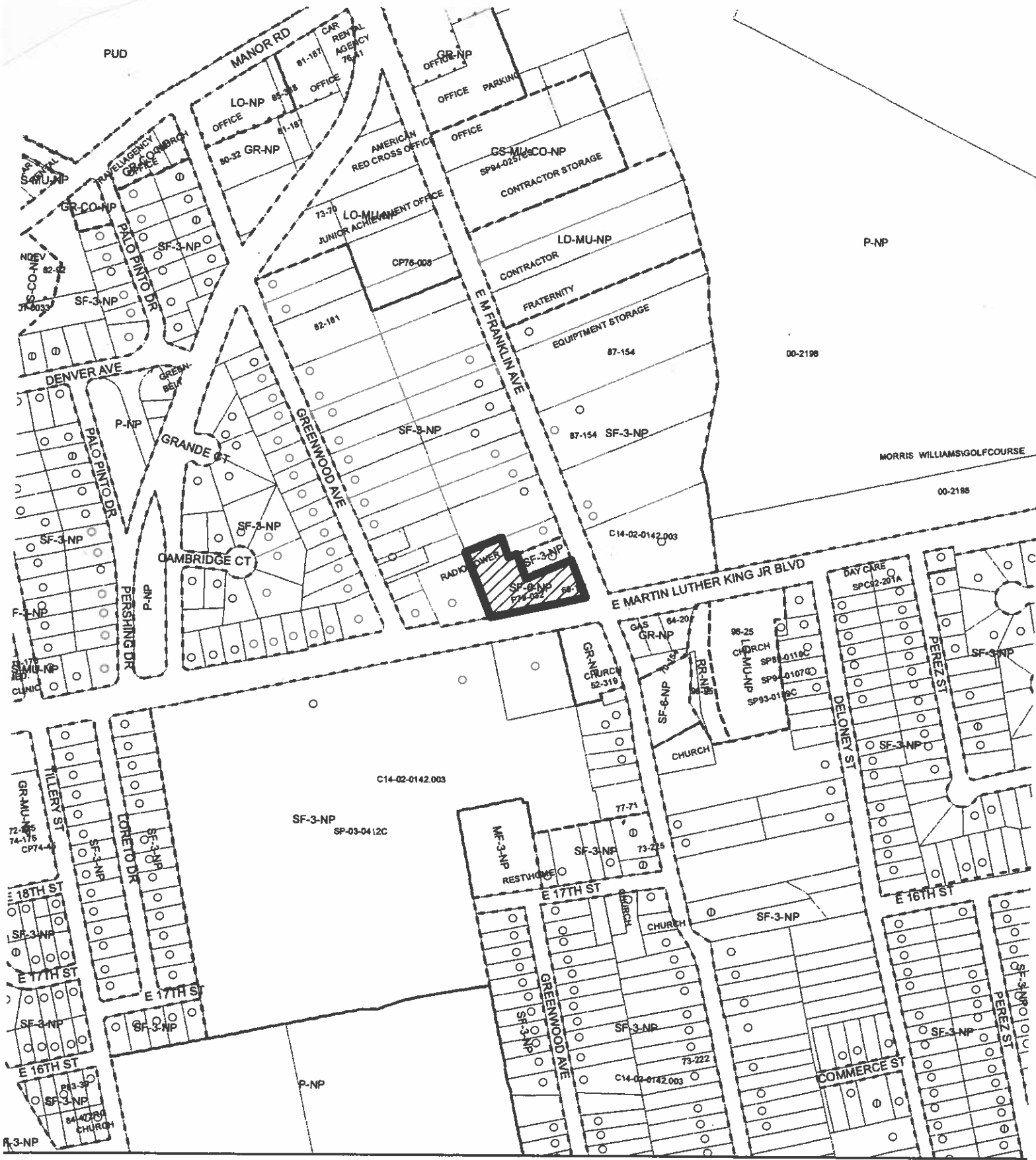
**PASSED AND APPROVED**




\_\_\_\_\_, 2009

§  
§  
§

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

**ZONING EXHIBIT A**

ZONING CASE#: C14-2008-0243.SH  
 ADDRESS: 3522 E MLK BLVD  
 SUBJECT AREA: 0.000 ACRES  
 GRID: L23  
 MANAGER: J. HARDEN

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.